

# MINUTES

KEY COLONY BEACH  
PLANNING AND ZONING BOARD  
Regular Meeting and Variance Hearing  
Wednesday, October 21, 2020 9:30 a.m.  
Marble Hall & Virtually via Zoom Conferencing

**Call to Order, Pledge of Allegiance and Roll Call:** The regular meeting of the Key Colony Beach Planning and Zoning Board was called to order by Chairperson Raspe at 9:30 a.m. followed by the Pledge of Allegiance.

Present: Chairperson Joey Raspe, Trudy Troiano (Virtually), Gary Furtak, and Kathryn McCullough (Virtually).

Also Present: City Clerk Rebecca Todd (Virtually), Executive Assistant Saara Staten, City Attorney Tom Wright, Building Official Roussin, and Building Inspector Greg Lawton.

Excused: George Lancaster, Alternate Steve DeCrow, and Alternate Ron Anderson.

Public: 6 (Virtually) 1 (Marble Hall)

**Approval of Minutes:** None.

## **Variance Requests**

**Swear in Witnesses to Testify:** City Attorney Wright asked all persons giving testimony in the variance request to stand and raise their right hand. He asked all to swear the testimony they will give is the truth, the whole truth, and nothing but the truth. All replied I do.

**Notice of Ex-Parte Communication:** None.

**38 Sadowski Causeway – Continuance from September 16, 2020 Hearing – Albert Priest:** Applicant requests a variance to Land Development Regulations Chapter 101, Section 50 to convert an existing parking space to a house addition.

Building Official Roussin stated the Board requested drawings outlining the measurements of the property at the last meeting which have been provided. The variance is proposing to enclose an existing car port and still have 2 parking spots available. He stated the staff recommendation is to deny the request due to the fact historically other similar requests have been denied although this property does have more space. He confirmed the sketch and dimensions submitted by the owner are accurate and there would be parking available for two vehicles if the variance is granted and the car port is enclosed. Chairperson Raspe read the applicants responses on the variance application.

Post Hearing Questions for a variance to Land Development Regulations Chapter 101, Section 50.

**Question 1:** Has the applicant shown good and sufficient cause to grant the variance?  
Kathryn McCullough - yes, Joey Raspe – yes, Gary Furtak – yes, Trudy Troiano – yes.

**Question 2:** Will denial of the variance result in unnecessary hardship to the applicant? Kathryn McCullough - no, Joey Raspe – yes, Gary Furtak – yes, Trudy Troiano – no.

**Question 3:** Granting this variance will not result in public expense, a threat to public health & safety and it will not create a threat to or nuisance, or cause fraud or victimization of the public? Kathryn McCullough- yes, Joey Raspe – yes, Gary Furtak – yes, Trudy Troiano – yes.

**Question 4:** The property has unique or peculiar conditions or circumstances to this property that do not apply to other properties in the same zoning district? Kathryn McCullough - yes, Joey Raspe – yes, Gary Furtak – yes, Trudy Troiano – yes.

**Question 5:** Granting this variance would not confer any special privileges in terms of established development in the immediate neighborhood? Kathryn McCullough - yes, Joey Raspe – yes, Gary Furtak – yes, Trudy Troiano – yes.

**MOTION:** Motion made by Gary Furtak, seconded by Kathryn McCullough to approve the variance request of 38 Sadowski Causeway.

**ON THE MOTION:** Roll Call Vote. Unanimous Approval.

**Citizens Correspondence:** None.

**Citizens Comments:** None.

**Board Discussion:** None.

The meeting adjourned at 9:49 a.m.

Respectfully Submitted,

*Saara V. Staten*

Saara V. Staten (on behalf of City Clerk Rebecca Todd)

Executive Assistant